

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **September 25, 2006**

Members Present-

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator/Vice-Chairperson, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Keith Hunter-Environmental Health Director, Barry Ginn-Barrineau Ginn and Associates, Inc., Mike Springstead-Springstead Engineering, Dale Parrett-Public Works, Brad Cornelius-Planning Manager, Dave Davis-Attorney, and Karen Parker-Secretary.

The meeting convened at 2:00 p.m.

Mr. Ginn joined the Committee as County Engineer for the non-Village project.

Approval of Minutes-

Mr. Cornelius made a motion to approve the minutes from September 18, 2006. Mrs. Webb seconded the motion and the motion carried.

OLD BUSINESS:

Mrs. Webb moved to remove Big Oaks Plaza from the table for discussion. Mr. Cornelius seconded the motion and the motion carried.

Big Oaks Plaza – Major Development – Engineering Review

Bennett Walling, Walling Engineering, was present and requested engineering approval to construct a commercial retail office strip center. Mr. Ginn stated he has reviewed the information provided, and it appears that all prior comments have been adequately addressed. While Mr. Ginn approved the engineering plans as submitted, he stated his opinion that an access drive located on the adjacent site plan immediately west of the Big Oaks Plaza should be constructed before a final Certificate of Occupancy would be issued for the subject site plan. Mr. Ginn explained a site plan known as the Smallwood site plan located immediately west of the Big Oaks site plan shows a 24-foot wide access from the western entrance to the Big Oaks access road. That cross-access or parallel access easement will be required on the Smallwood site plan to provide access to the Big Oaks Plaza property. Mrs. Rogers stated she is not comfortable with tying the projects together since they are two separate owners. She asked Mr. Ginn that if the Smallwood project was never developed, would Big Oaks Plaza have sufficient ingress/egress. Mr. Ginn stated it probably would and noted the majority of the traffic would be coming from the west to the east and making a left turn. Mr. Parrett noted due to development that is forthcoming on CR 100, he would like to see a right lane turn into this project for future growth. However, the committee members noted that the area east of the property is wetlands, and a turn lane probably could not be constructed.

Mr. Cornelius moved to approve the engineering plan as submitted. Mr. Lukert seconded the motion and the motion carried.

Mr. Ginn excused himself from the meeting.

Mr. Springstead joined the Committee as County Engineer for the Villages projects.

NEW BUSINESS:

TV – Peterson-Smith Vet Clinic @ Buffalo Ridge – Major Development – Preliminary & Engineering Review

Todd Crosby, London Engineering and Associates, Inc., was present and requested preliminary and engineering approval to construct a 6,048 square foot veterinary clinic. Mrs. Webb's comments consisted of providing the zoning and land use for the property to the north, labeling the Point of Commencement and Point of Beginning, labeling the driveway radii, providing a legend for the signage, providing a handicap sign detail and typical parking space, providing the parking space and building dimensions, providing sign setbacks, providing sidewalk widths, correcting the property owner information to reflect the property owner of record, listing the developer of the site, and providing the actual setbacks to all building corners. Mr. Cornelius, Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, and Mr. Parrett had no comments. Engineering comments consisted of showing grout in the flow line so there will be no standing water in the inlets and providing a copy of all regulatory agency permits. Mrs. Rogers asked Mr. Crosby if he had received any comments from Fire Services. Mr. Crosby replied no he had not. Mrs. Webb stated she will check with Fire Services to see if they had any comments to address.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Cornelius seconded the motion and the motion carried.

TV – Murphy Oil USA, Inc. @ The Wal-Mart Supercenter – Major Development – Preliminary & Engineering Review

Russell Gangle, CEI Engineering, Inc., was present and requested preliminary and engineering approval to construct a gas station with a 598 square foot kiosk with 6 regular pump islands and 2 diesel pump islands. Mrs. Webb's comments consisted of providing the setback for the dumpster from the property boundary and providing the sign setback from the north and east property boundaries. Mr. Cornelius, Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, and Mr. Parrett had no comments. Engineering comments consisted of verifying the open space and impervious area calculations, grouting the storm pipe invert to avoid standing water, and providing a copy of all regulatory agency permits. Mr. Springstead inquired whether Florida Department of Environmental Protection (FDEP) permits are required for underground storage tanks. Mr. Gangle replied they were. Mrs. Rogers noted Fire Services comments will be forwarded to Mr. Gangle if applicable.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Cornelius seconded the motion and the motion carried.

VOS – Mariel Villas – Final Plat Review

Bill Bowsky, Farner, Barley and Associates, Inc., was present and requested final plat approval to develop a 57-lot/2-tract subdivision. Mr. Bowsky stated all comments were received and will be addressed. Mr. Bowsky informed the Committee that an emergency easement is not necessary for this plat since the emergency easement is provided through Villages of Sumter Unit 138. Mrs. Webb, Mr. Cornelius, Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, and Mr. Parrett had no

comments. Engineering's comment consisted of providing an easement on the plat for Lot #16 for drainage structures as shown on the engineering plans.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the mylar. Mr. Cornelius seconded the motion and the motion carried.

VOS – Seneca Villas – Final Plat Review

Bill Bowsky, Farner, Barley and Associates, Inc., was present and requested final plat approval to develop a 58-lot/7-tract subdivision. Mr. Bowsky stated all comments were received and will be addressed. Mrs. Webb, Mr. Cornelius, Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, Mr. Springstead, and Mr. Parrett had no comments.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the mylar. Mr. Cornelius seconded the motion and the motion carried.

VOS – Unit 138 – Final Plat Review

Bill Bowsky, Farner, Barley and Associates, Inc., was present and requested final plat approval to develop a 231-lot/1-tract subdivision. Mr. Bowsky stated all comments were received and will be addressed. Mr. Bowsky inquired about the comment concerning the labeling of the details in consecutive order. Mrs. Parker explained to Mr. Bowsky the details were not listed consecutively on each sheet as they have been in the past. Mrs. Webb, Mr. Cornelius, Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hunter, Mr. Springstead, and Mr. Parrett had no comments.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the mylar. Mr. Cornelius seconded the motion and the motion carried.

The next meeting is scheduled for October 2, 2006.

Mr. Cornelius moved to adjourn. Mr. Lukert seconded the motion and the motion carried.

Meeting adjourned at 2:35 p.m.